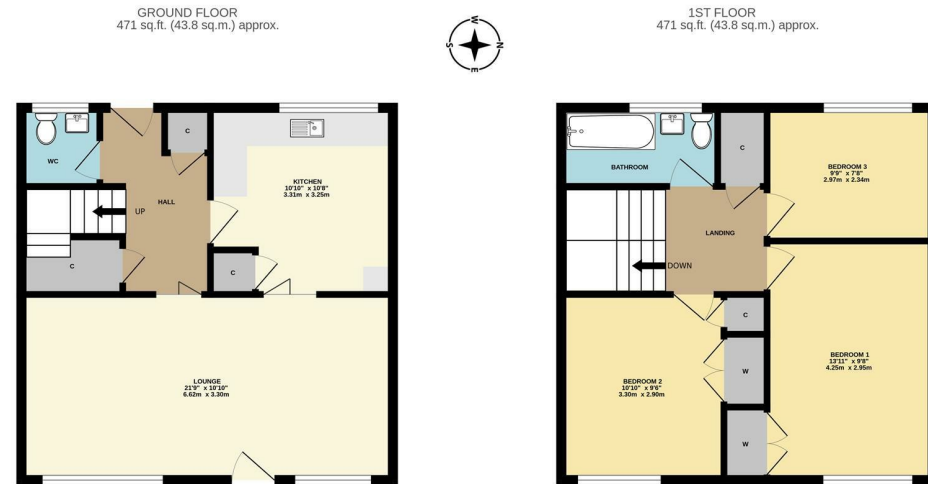


Floor Plan



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12024

EPC

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 64 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Hermes Crescent
Henley Green CV2 1JA



£130,000 | Bedrooms 3 Bathrooms 1

Shortland Horne are pleased to offer for sale this spacious, three bedroom, mid terrace house in the popular area of Henley Green, Coventry.

In need of modernisation throughout, the property is an ideal investment opportunity.

Ground floor accommodation comprises of entrance hall, downstairs WC, storage cupboard, kitchen and spacious 21' lounge / dining room.

To the first floor there are two double bedrooms with built in wardrobes, a single bedroom and the family bathroom.

The property benefits from gas central heating and full double glazing throughout.

To the front the garden has shrub filled borders, handy storage shed and timber fence surround. To the rear is a private garden with patio, lawn, and timber fence surround.

The property is conveniently located close to good primary and secondary schools, local shops and near the bus route to the University Hospital.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Car Park
- Council Tax Band: A
- EPC Rating: D
- Total Area: Approx. 942 Sq. Ft



| | |
|-------------|--------------|
| First Floor | |
| Hallway | |
| Kitchen | 10.10 x 10.8 |
| Lounge | 21.9 x 10.10 |
| First Floor | |
| Bathroom | |
| Bedroom 1 | 13.11 x 9.8 |

| | |
|-----------|-------------|
| Bedroom 2 | 10.10 x 9.6 |
| Bedroom 3 | 9.9 x 7.8 |